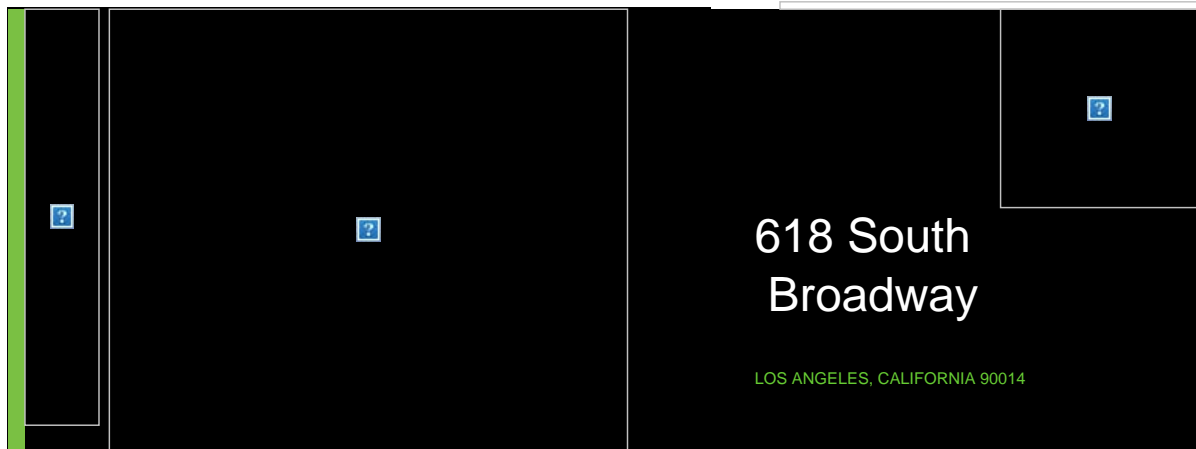


From: [Phillip Sample](#)
To: [Kent Smith](#)
Subject: Move In Ready Fully Renovated Restaurant Building :: Schabers Cafeteria Building
Date: Tuesday, July 21, 2015 4:31:40 PM



[Click here](#) to view with images.

To ensure delivery to your inbox, please add phillip.sample@cbre.com to your address book.



:: USER RESTAURANT FOR SALE IN THE HISTORIC BROADWAY THEATER DISTRICT

For more information,
please contact:

:: **Phillip Sample**
Senior Vice President
License No. 01145593
+1 213 6133301
Phillip.Sample@cbre.com

:: **Brandon Burns**
Senior Vice President
License No. 01194796
+1 213 6133753
Brandon.Burns@cbre.com

:: **Chris Caras**
Senior Vice President
License No. 01229700
+1 213 6133303
Chris.Caras@cbre.com

:: **Michael Shustak**
Senior Vice President
License NO. 00906225
+1 213 6133338
Michael.Shustak@cbre.com

:: **Brandon Bank**
Associate
+1 213 6133136
License No. 01957721
Brandon.Bank@cbre.com

The Urban Investment Group of CBRE, Inc. is proud to announce their appointment by the Bank of America, N.A., as agent for Thompson Foundation Properties LLC for the disposition of the former Schabers Cafeteria building. This is a very rare smaller user building on Broadway in the Historic Broadway Theater District. Most buildings in the district are much larger. This project offers a restaurant user the opportunity to move in and begin their business operation immediately. We believe the ground floor retail could be split very easily allowing for a restaurant user to lease the remaining portion of the ground floor to another retail user and divide the 2nd floor for extra income. With restaurant rents exceeding \$4.50 psf per month, NNN this is a very attractive option.

The building is move-in ready as it was fully renovated in 2012 for a restaurant user. The renovation included new building systems; HVAC, roof, elevator, full kitchen, etc. It was renovated for a restaurant bar and bakery to attract the Historic Core patrons. The upscale restoration was built for a high-end restaurant with a remarkable and striking lobby, high ceilings, open mezzanine plan, and a beautiful double stair case. The property will be offered in closed bid format, Bank of America, N.A., as agent for Thompson Foundation Properties LLC will select a buyer from the offers received. This process will allow for a buyer to review all documentation and complete their due diligence prior to the close bid. All offers submitted will be non-contingent and the trustee advises all prospects to conduct their tours and systems review prior to the bid date.

CALL FOR OFFERS DUE BY JULY 30, 2015

For more Information please visit:

<https://www.cbremarketplace.com/618SouthBroadway/>



DOWNLOADS

[DOWNLOAD BROCHURE](#)

toward a greener tomorrow



To unsubscribe visit: <http://cbreemail.com/ro/ff0073508acc31a591c84d084440976f585043b1>

Powered by CBRE Marketplace.

You may also unsubscribe by calling toll-free +1 877 CBRE 330 (+1 877 227 3330).

Please consider the environment before printing this email.

CBRE respects your privacy. A copy of our [Privacy Policy](#) is available online. If you have questions or concerns about our compliance with this policy, please email PrivacyAdministrator@cbre.com or write to Attn: Marketing Department, Privacy Administrator, CBRE, 200 Park Ave. 19-22 Floors, New York, NY 10166.

Address: 400 South Hope Street Suite 2500, Los Angeles CA 90071

THIS IS A MARKETING COMMUNICATION

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.